

PUBLISHED BY THE LA GRANDE OBSERVER & THE BAKER CITY HERALD - SERVING WALLOWA, UNION & BAKER COUNTIES



CLASSIFIEDS

DEADLINES:

LINE ADS:
 Monday: noon Friday
 Wednesday: noon Tuesday
 Friday: noon Thursday

DISPLAY ADS:
 2 days prior to
 publication date

Baker City Herald: 541-523-3673 • www.bakercityherald.com • classifieds@bakercityherald.com • Fax: 541-523-6426
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1010 - Union Co. Legal Notices

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Joseph W Lucius, whose address is 405 Hemlock Street, La Grande, OR 97850 as grantor to First American Lenders Advantage, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Aurora Loan Services Inc., its Successors and Assigns, as named Beneficiary, dated February 23, 2004, recorded March 7, 2004, in the mortgage records of Union County, Oregon, as Instrument No. 200424233; Bank United N.A. is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: The South-westerly fifty (50) feet of Lots numbered One (1) and Two (2) in Block numbered One hundred Twenty-two (122) of CHAPLIN'S ADDITION to La Grande, Union County, Oregon, according to the recorded plat of said addition. TOGETHER WITH that portion of Vacated Hemlock Street accruing thereto, by reason of the City of La Grande Vacating Ordinance No. 2908, Series 1997, as Microfilm Document No. 971228, records of Union County, Oregon.. COMMONLY KNOWN AS: 405 Hemlock Street, La Grande, OR 97850. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$463.71, from January 1, 2018, monthly payments in the sum of \$480.28, from February 1, 2018, and monthly payments in the sum of \$471.13, from May 1, 2018, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$40,939.98, together with accrued interest in the sum of

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\$1,399.35, through July 6, 2018; further interest thereon at the rate of 5.75% per annum from July 7, 2018, plus the sum of \$225.86 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on November 26, 2018, at the hour of 1:00 PM PT, in accord with the standard time established by ORS 187.110, at the front entrance of the Daniel Chaplin Building, located at 1001 - 4th Street, in the City of LaGrande, OR, County of Union, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs - ORS 86.786" either by

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personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.shapiroattorneys.com/wa. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: 07-12-2018 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa. Tele-

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phone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-123300

Published: August 13, 20, 27, September 3, 2018
 Legal No. 00055307

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Jared L. Underhill and Sheena L. Underhill, Husband and Wife, whose address is 2302 East L Ave, La Grande, OR 97850 as grantor to Abstract & Title Company, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Mann Mortgage, LLC dba Allied Mortgage Resources, Its Successors and Assigns, as named Beneficiary, dated November 30, 2009, recorded December 3, 2009, in the mortgage records of Union County, Oregon, as Instrument No. 20094378; JPMorgan Chase Bank, National Association is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: Lot 1 of Frontier Subdivision, Union County, Oregon, according to the recorded plat of said addition.. COMMONLY KNOWN AS: 2302 East L Ave, La Grande, OR 97850. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$791.94, from November 1, 2017 and monthly payments in the sum of \$761.96, from January 1, 2018, plus prior accrued late charges in the amount of \$66.78, plus the sum of \$75.00 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$102,699.86, together with accrued interest in the sum of \$3,005.25, from August 1, 2018, together with interest

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thereon at the rate of 3.5% per annum from August 2, 2018, plus prior accrued late charges in the amount of \$66.78, plus the sum of \$510.84 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on January 3, 2019, at the hour of 1:00 PM PT, in accord with the standard time established by ORS 187.110, at the front entrance of the Daniel Chaplin Building, located at 1001 - 4th Street, in the City of LaGrande, OR, County of Union, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to

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ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs - ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.shapiroattorneys.com/wa. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceed-

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ings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: 08-08-2018 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa. Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-122858

Published: August 27, September 3, 10, 17, 2018
 Legal No. 00055649

1020 - Wallowa Co. Legal Notices

PUBLIC NOTICE of Open Filing for Position

(Wallowa County Commissioner, Position 3)

Due to the passing of Commissioner-Elect Bruce Dunn on August 21, 2018, Wallowa County Commissioner Position #3 is an open position and will be filled by election at the General Election on November 8, 2018. ORS 249.205

Interested candidates will be required to file with the County Clerk to run in the General Election.

Per the order of the Oregon Secretary of State, the deadline for filing for this position only shall be extended to September 4, 2018 at 5:00pm.

All other positions open for filing for the General Election will close on August 28, 2018.

Published: August 27, 29, 31, September 3, 2018
 Legal No. 00055679

One of the nicest things about want ads is their low cost. Another is the quick results. Try a classified ad today! Call our classified ad department today to place your ad.



All Classifieds ads must be prepaid before they will print.

DEADLINE for classified ads is BEFORE 12 NOON the day before we publish. Publication days: Monday, Wednesday, Friday

RUN UNTIL SOLD FOR ONLY \$69⁰⁰!!*

WHEELS SUPER SELLER SPECIAL

Your auto, RV, motorcycle, ATV, snowmobile, boat, or airplane ad runs until it sells or up to 6 months (whichever comes first)

Includes up to 40 words of text, 2" in length, with border, bold headline and price.

- Publication in The Observer and Baker City Herald
- Weekly publication in Observer Plus and Buyer's Bonus
- Continuous listing with photo on northeastoregonclassifieds.com

*No refunds on early cancellations. Private party ads only.

Monaco Dynasty 2004 - LOADED!
 Features include solid surface counters, 4-dr fridge, convection micro, built-in washer/dryer, ceramic tile floor, TV, DVD, satellite dish, air leveling, pass-through storage tray, and a king size bed - All for only \$149,000

"Little Red Corvette"
 2004 Corvette Convertible Coupe, 350, auto with 132 miles, gets 26-24 mpg. Add lots more description and interesting facts for \$99! Look how much fun a girl could have in a sweet car like this! \$12,500

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